Karen Johnson Davidson County
Batch# 825734 DEEDWARR
03/21/2022 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20220321-0032354

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.107-22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

Affiant

ED HUNSBERGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 1/25/26

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of March, 2022

Notary Public
My Commission Expires: 1/25/26

Address of New Owner	Send Tax Bills To:	
Deidra Shannon Lyons 2930 Anderson Road Nashville, TN 37217	Land Home Financial Services 1355 Willow Way Concord, CA 94520	Map/parcel: 150-05-0-062.00 Account:

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

James W. Lyons, unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deidra Shannon Lyons, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee and being all of Lot No. 635, Section 12, EDGE-O-LAKE ESTATES, as appearing of record in Book 3842, Page 236, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James W. Lyons by QuitClaim Deed from Alice Shannon Yvonne Lyons dated 12/29/1995 and filed for record in Book 9909, Page 505, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alice Shannon Yvonne Lyons by QuitClaim Deed from James W. Lyons dated 9/14/1994 and filed for record in Book 9464, Page 952, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Lyons et ux Alice Yvonne Lyons by Deed from Hooper Realty, Inc. dated 11/7/1975 and filed for record in Book 4969, Page 861, in the Register's Office for Davidson County, Tennessee.

This property is subject to Restrictive Covenants of record in Book 4291, Page 95; and all existing easements and all other matters shown on plat of record in Book 3842, Page 236, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 2930 Anderson Road Nashville, TN, 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HIS heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/We are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of March, 2022

James W. Lyons

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within James W. Lyons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 11th day of March, 2022

Notary Public

My Commission Expires: 1/25/24

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/24

Certificate of Authenticity

I, KIMBERLY MINTER, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021. Document Dated MARCH 11, 2022.

Kimberly A Minter

Affiant Signature

Dated 3/11/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 11TH day of MARCH, 2022

Teresa Taylor

Notary Signature

My Commission Expires: 4-17-23

Notary's Seal (if on paper)

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY